

DESIGN AND ACCESS STATEMENT

Flat 14, 1b King Henry's Road NW3
30 July 2009

Proposal

The application is for a single storey basement extension to the rear of the building.

Site Description

The building on site is part of a 4 storey terrace block with basement which has been divided into flats. The front elevation is a mainly blank wall at street level facing the main railway line into Euston Station. The rear context is a parking and loading area for various commercial properties in primrose hill, with walled gardens to the adjacent residential properties. To the west boundary is a double garage. The application is for the flat on the ground and basement levels. The building is not listed.

Relevant policies

Camden Development Plan 2006
S1, S2 Sustainable Development
SD6 Amenity for occupiers and neighbours
B1 General design principles
B3 Alterations and extensions

Camden Planning Guidance - Basements
Rear extensions 19.12, Residential development standards 40,
Balconies and terraces 41.30

Assessment relating to policy

Planning Guidance:

Basements 17

The basement takes up no more than 50% of the existing garden amenity space.

Rear Extensions 19.13

The proposed extension is subordinate to the building and respects the existing by being only at basement level and at the rear of the building. The adjacent context is a parking area and back yard to a mixture of commercial and residential properties with no particular architectural value which would be affected by the proposals. The extension only projects about 750mm above the existing rear garden wall, and has a clerestory window to break up the mass and bulk of the extension, making the roof appear to 'float' above the wall. There is no loss of amenity to the neighbour, who has a garden building next to the new location of the stair. The extension itself does not overlook the neighbour, nor reduce sun or daylight. The garden is maintained with better access from the flat. The extension acts as a 'gazebo' because of its openness, allowing the garden to be made more useful.

Residential development standards 40

40.18 The new basement has a ceiling height of over 2.3m

Balconies and terraces 41.30

There is no overlooking from the ground floor balcony as there is a garage to the boundary on which it is located, and the extension is set away from the garden to the neighbour on the other side. It does not reduce sunlight or daylight to the neighbours.

Access

The access to the house is unchanged.